NEW OWNER:
VW 4 LIFE, LLC
211 MORTON AVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0925

Map & Parcel No.: 11913030000

Space for Recorder's stamp

Karen Johnson
Batch # 1443798
07/10/2026 09:04:07 AM
Fees: $18.00 Taxes: $1,017.50

Davidson County
DEEDWARR
3 pgs

20260710-0062288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JO ANN REID** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **VW 4 LIFE, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 1 of Block G on the Map of Woodbine Courts, Part Two, of record and described according to a copy of the survey thereof made by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the West margin of Simmons Avenue at the corner of Lot Nos. 1 and 2; thence with the line between said Lots westerly 150 feet to the easterly line of the Tanksley Subdivision; thence with the line between Lot No. 1 and the Tanksley Subdivision, southerly 109 feet to the North margin of East Timmons Avenue; thence with the margin of the same easterly 98.9 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northerly and easterly direction 79.6 feet to the West margin of Simmons Avenue; thence with the margin of the same northerly 57.9 feet to the point of beginning.

Being the same property conveyed to JO ANN REID, by Quitclaim Deed from Jo Ann Reid and Donald L. Reid, Jr., Co-Trustees of the Jimmie L. Reid Trust Dated July 26, 1994, dated June 25, 2026, of record in Instrument No. 20260710-0062287, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to JIMMIE L. REID, TRUSTEE (OR THE SUCCESSOR TRUSTEE) OF THE JIMMIE L. REID TRUST, dated July 24, 1994, as amended, by Deed of Gift from Donald Lee Reid and Jimmie Lou Reid, husband and wife, dated September 10, 2004, and of record in Instrument No. 20040916-0111660, Register's Office for DAVIDSON County, Tennessee. Jimmie L. Reid died November 15, 2023; thus, pursuant to the Trust Agreement for The Jimmie L. Reid Trust, dated July 24, 1994, as amended, Jo Ann Reid and Donald L. Reid, Jr. are the duly appointed Successor Trustees of The Jimmie L. Reid Trust, dated July 24,

1994, as amended. For further reference to title, see Memorandum of Change of Trustee, of record in Instrument No. 20260710-0062286, and Certification of Trust, of record in Instrument No. 20260710-0062285, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **2921 SIMMONS AVENUE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on an unrecorded survey by Blanchard & Parrish, Engineers, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of June, 2026.

JO ANN REID

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JO ANN REID**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of June, 2026.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

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The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of June, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030